**LOCATION MAP** ALTA / NSPS LAND TITLE SURVEY OF: A 0.938 OF ONE ACRE TRACT OF LAND, LOCATED IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, NOW IN NEW CITY BLOCK BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, GRID. SCALE FACTOR: 1.00017 11156, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.19 ACRE TRACT OF LAND AS DESCRIBED OF VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE RECORD IN VOLUME 12726, PAGE 964, A PORTION OF A CALLED 11.4 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12321, BENCHMARKS PROVIDED BY THE CLIENT. 3. REFERENCED PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SCALED FROM FEMA FLOOD MAP 48029C0580G, COMMUNITY PANEL NO. 620 OF 785, DATED SEPTEMBER 29, 2010. PAGE 875, AND A PORTION OF A CALLED 2.341 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 11537, PAGE 1465, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY. THERE WERE NO PARKING SPACES LOCATED ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY. 5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY. "ONE-CALL" SERVICE WAS ORDERED ON 1/25/22. FIELD CREW PERFORMED A SITE VISIT ON 1/28/22 TO LOCATE ANY VISIBLE MARKINGS AS SHOWN HEREON. BELOW ARE THE RESPONSES FROM PROVIDERS THAT WERE NOTIFIED PER RESPONSE FROM "TEXAS811LOCATES.ORG" TO SAID "ONE-CALL" REQUEST, TICKET NO. 2252560566: REMAINDER OF A 5-1/2 ACRE TRACT **\$** 610.18 DESCRIBED IN SPECTRUM **+** 609.87 (VOL. 2119, PG. 463, O.P.R.) ABOVE03 ZAYO GROUP WE-ROOSEVELT, L.P. (VOL. 11894, PG. 2242, O.P.R.) CPS ENERGY L3CTX01 CENTURYLINK ADDRESS: SE LOOP 410, AT&T SAN ANTONIO, TX NO PLANS OR REPORTS PROVIDED TO SURVEYOR WITH EVIDENCE OF UNDERGROUND UTILITIES. -----PORTION OF A CALLED 10.19 ACRES \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ WE-ROOSEVELT, L.P. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO.: 2174407-SOSA, EFFECTIVE DATE: FEBRUARY 11, 2022, "CPS" GAS LINE SHOWN HEREON PER COMBINATION 20' GAS RIGHT-OF-WAY AGREEMENT (VOL. 12726, PG. 964, O.P.R.) 1.324 ACRES. (57,676 SQ.FT) (VOL. 15088, PG. 2269, O.P.R.)-10.b VARIABLE WIDTH ACCESS EASEMENT LEGAL DESCRIPTION OF LAND: (DOC. NO 20220041340, O.P.R.)-10.p A 0.938 OF AN ACRE (40.864 SQ. FT.) TRACT OF LAND OUT OF THE REMAINING PORTION OF AN 11.4 ACRE TRACT DESCRIBED IN DEEDS TO WE-ROOSEVELT, LP RECORDED IN VOLUME 12321, PAGE 849, VOLUME 12321, PAGE 852, VOLUME 12321, PAGE 855, VOLUME 12321, PAGE 859, 15' SANITARY SEWER SYSTEM VOLUME 12321, PAGE 863, VOLUME 12321, PAGE 867, VOLUME 12321, PAGE 871, AND VOLUME 12321, PAGE 875 OF THE OFFICIAL PUBLIC EASEMENT ----RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE REMAINING PORTION OF A 10,198 ACRE TRACT DESCRIBED **◆** 609.46 **+** 609.83 IN DEED TO WE-ROOSEVELT, LP RECORDED IN VOLUME 12726, PAGE 964 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR (VOL. 16019, PG. 2493, O.P.R.)-10.c COUNTY, TEXAS AND BEING OUT OF A 2,341 ACRE TRACT DESCRIBED IN DEED TO WE-ROOSEVELT, LP RECORDED IN VOLUME 11537, PAGE 1465 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN THE DOMINGO BUSTILLO SURVEY NO. 31, ABSTRACT 44 IN NEW CITY BLOCK 11156 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; 12' WIDE PERMANENT WATER EASEMENT (DOCUMENT NO. 20210316579, O.P.R.)-10.e NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS DATED EFFECTIVE SEPTEMBER 27, 2007, RECORDED IN VOLUME 13138, PAGE 1731 OF THE REAL PROPERTY RECORDS OF BEXAR **+** 609.03 COUNTY, TEXAS OVER UPON AND ACROSS THE REAL PROPERTY DESCRIBED THEREIN. NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 13, 2013, RECORDED IN VOLUME 16019, PAGE 2477 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS OVER UPON AND ACROSS THE REAL PROPERTY DESCRIBED THEREIN. AS AFFECTED BY THAT CERTAIN AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS DATED FEBRUARY 16, 2017, RECORDED IN VOLUME 18360, PAGE 667 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. NON-EXCLUSIVE EASEMENTS AS SET FORTH IN ARTICLE 4 OF THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED EFFECTIVE FEBRUARY 16, 2017, RECORDED IN VOLUME 18360, PAGE 1771 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS OVER UPON AND ACROSS THE REAL **+** 609.50 PROPERTY DESCRIBED THEREIN. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC UPON. OVER AND ACROSS 1,324 ACRE OF LAND OUT OF OF AN 11.40 ACRE TRACT OF LAND AND A 10.19 ACRE TRACT OF LAND, BOTH OUT OF THE DOMINGO BUSTILLO SURVEY NO. 31. ABSTRACT 44, N.C.B. 11156 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS CREATED AND GRANTED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT DATED FEBRUARY 1, 2022, RECORDED UNDER COUNTY CLERK'S FILE NO. 20220041340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. **♦** 609.22 VISIBILITY EASEMENT AS PROVIDED FOR BY THAT CERTAIN \_\_\_\_\_ AGREEMENT DATED \_\_\_\_\_, 2021, RECORDED UNDER COUNTY CLERK'S FILE NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. TRACT I SCHEDULE B: 0.938 ACRES RESTRICTIVE COVENANTS OF RECORD: 40,859 SQ FT F.T. FENCE TIE VOLUME 16019, PAGE 2477, O.P.R. VACANT / NO BUILDINGS OBSERVED VOLUME 18360, PAGE 667, O.P.R. CONCRETE CURB & GUTTER VOLUME 18360, PAGE 1771, O.P.R. **EDGE OF PAVEMENT +** 609.72 **◆** 609.30 CLERK'S FILE NO. 20200088694, O.P.R. CLERK'S FILE NO. \_\_\_\_\_, O.P.R. PORTION OF A CALLED 11.4 ACRES SOLID YELLOW STRIPE WE-ROOSEVELT, L.P. DASHED WHITE STRIPE (VOL. 12321, PG. 875, O.P.R.) . VOLUME 3161, PAGE 516, D.R., AS AMENDED IN VOLUME 5134, PAGE 672, D.R., AND VOLUME 5457, PAGE 453, D.R. - INCLUDES SUBJECT STEEL POLE PORTION OF A CALLED 10.19 ACRES POINT OF BEGINNING CITY OF SAN ANTONIO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT -DRAINAGE EASEMENT **+** 609.18 WE-ROOSEVELT, L.P. REMAINDER OF A CALLED 10.19 ACRES VOLUME 15088, PAGE 2269, O.P.R. - INCLUDES SUBJECT TRACT AS SHOWN ESPADA NORTH-PHASE ONE VERTICAL CONTROL POINT (VOL. 12726, PG. 964, O.P.R.) CITY OF SAN ANTONIO GAS MAIN PIPELINE EASEMENT -WE-ROOSEVELT, L.P. REMAINDER OF A CALLED 11.4 ACRES (VOL. 9607, PGS. 85-86, D.P.R.) FOUND 1/2" IRON ROD WITH A GREEN PLASTIC (VOL. 12726, PG. 964, O.P.R.) VOLUME 16019, PAGE 2493, O.P.R. - INCLUDES SUBJECT TRACT AS SHOWN WE-ROOSEVELT, L.P. CAP STAMPED "UP ENG & SURVEYING" SANITARY SEWER EASEMENT TO THE UNIVERSAL CHURCH -(VOL. 12321, PG. 875, O.P.R.) LOCATED IN ZONE A FOUND 1/2" IRON ROD VOLUME 17929, PAGE 220, O.P.R. - INCLUDES SUBJECT TRACT AS SHOWN (VOL. 18360, PG. 1771, O.P.R.) CITY OF SAN ANTONIO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT -UTILITY MARKERPOST CLERK'S FILE NO. 20210316579, O.P.R. - INCLUDES SUBJECT TRACT AS SHOWN UTILITY POLE WATER LINE EASEMENT TO SAWS-WATER VALVE CLERK'S FILE NO. 20210316575, O.P.R. - NOT A SURVEY MATTER UTILITY SERVICE AGREEMENT FIRE HYDRANT VOLUME 4497 PAGE 187 D.R. - MAY AFFECT, CONTROLLED ACCESS NOT DEFINED IN SAID INSTRUMENT **+** 609.67 TELEPHONE MANHOLE ABSTRACT 44 ──X ──X WIRE FENCE VOLUME 13138, PAGE 1731, R.P.R. - ACCESS EASEMENTS DO NOT CROSS SUBJECT TRACT NEW CITY BLOCK 11156 DECLARATION OF EASEMENTS -- OELx --- ELECTRIC (OVERHEAD) VOLUME 16019, PAGE 2477, AS AFFECTED IN VOLUME 18360, PAGE 667, R.P.R. - EASEMENTS DO NOT CROSS SUBJECT TRACT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS -0.457 OF ONE AC. (19,915 SQ.FT) —— PUBLIC ACCESS TRACT——— VOLUME 18360, PAGE 1771, R.P.R. - INCLUDES SUBJECT TRACT **+** 609.29 (DOC. NO 20220041340, O.P.R.)-10.p DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS -CLERK'S FILE NO. 20220041340, O.P.R.O.R.P. - INCLUDES SUBJECT TRACT AS SHOWN CROSS ACCESS AGREEMENT CLERK'S FILE NO. - TERMS, CONDITIONS AND PROVISIONS FOR THAT CERTAIN \_\_\_\_\_\_ AGREEMENT DATED \_\_\_\_\_\_, 2021. FIELD NOTES FOR A 0.938 OF ONE ACRE TRACT OF LAND **+** 609.61 A 0.938 OF ONE ACRE TRACT OF LAND, LOCATED IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, NOW IN NEW CITY BLOCK 11156, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.19 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12726, PAGE 964, A PORTION OF A CALLED 11.4 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12321, PAGE 875, AND A PORTION OF A CALLED 2.341 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 11537, PAGE 1465, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT XX, BLOCK XX. NCB 11156 OF THE XXXXXXXXXXXXXXXXXXX OF RECORD IN VOLUME XXXXX. PAGE XXXX OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. SAID 0.938 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND ½" IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY LOOP 410, A VARIABLE WITH RIGHT-OF-WAY, IN THE SOUTH LINE OF SAID 2.341 ACRE TRACT, FOR REMAINDER OF A CALLED 11.4 ACRES THE SOUTHEAST CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN; WE-ROOSEVELT, L.P. **◆** 608.37 (VOL. 12321, PG. 875, O.P.R.) THENCE: S 89° 42' 00" W, WITH SAID RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT AND SAID 2.341 ACRE TRACT, A DISTANCE OF 123.00 FEET TO A FOUND ½" IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" FOR THE SOUTHWEST CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN; THENCE: N 00° 18' 07" W, DEPARTING SAID RIGHT-OF-WAY LINE, ACROSS SAID 2.341 ACRE TRACT AND SAID 11.4 ACRE TRACT AND WITH THE WEST LINE OF SAID LOT XX, A DISTANCE OF 332.34 FEET TO A FOUND ½" IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" IN THE NORTH LINE OF SAID 11.4 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID LOT XX 1016 30' ELECTRIC EASEMENT THENCE: N 89° 47' 48" E. WITH THE NORTH LINES OF SAID 11.4 ACRE TRACT. SAID 10.19 ACRE TRACT AND SAID LOT XX. A DISTANCE (VOL. 17929, PG. 220, O.P.R.)10.d CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN; **◆** 609.39 **◆** 609.57 SITE CONTROL TABLE THENCE: S  $00^{\circ}$  18'  $07^{\circ}$  E, ACROSS SAID 10.19 ACRE TRACT, SAID 11.4 ACRE TRACT AND SAID 2.341 ACRE TRACT AND WITH THE EAST LINE OF SAID LOT XX, A DISTANCE OF 332.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.938 OF ONE ACRE OF LAND POINT # NORTHING EASTING ELEVATION RAW DESCRIPTION SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. \_\_\_\_\_\_\_\_\_\_\_\_\_OELx\_\_  $---- \mathsf{OELx} ------ \mathsf{OELx} ------ \mathsf{OELx} ------$ \_\_\_ \_ OELx— \_\_ — — OELx— ———— BOXED "X" SCRIBED INTO CONCRETE POWER POLE FOOTING \_\_\_\_\_\_\_\_\_\_ 015 | 13665024.74' | 2133196.11' | 608.37' FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP (UP ENG. CONTROL) FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP (UP ENG. CONTROL) 1016 | 13665153.31' | 2133158.66' | 610.02' **+** 609.60 REMAINDER OF A CALLED 2.341 ACRES REMAINDER OF A CALLED 2.341 ACRES WE-ROOSEVELT, L.P. WE-ROOSEVELT, L.P. ———— — — OELx— (VOL. 11537, PG. 1465, O.P.R.) (VOL. 11537, PG. 1465, O.P.R.) PORTION OF A CALLED 2.341 ACRES 40' ELECTRIC TRANSMISSION EASEMENT WE-ROOSEVELT, L.P. (VOL. 3161, PG. 516, D.R.) (VOL. 11537, PG. 1465, O.P.R.) (VOL. 5134, PG. 453, D.R.)-10.a 2" BLACK PVC CONDUIT 1 2" BLACK PVC CONDU**I**T - 2" BLACK PVC CONDUIT ON TOP OF NATURAL GROUN - OELx - ◆ 609.62 INTERSTATE HIGHWAY LOOP 410 (ACCESS ROAD) I HEREBY CERTIFY TO FIRST AMERICAN TITLE GUARANTY COMPANY, MEDWISI (VARIABLE WIDTH R.O.W.) LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WE-ROOSEVELT, L.P., A TEXAS LIMITED PARTNERSHIP: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS **+** 610.84 FIELD WOK PERFORMED: JANUARY 31, 2022 KYLE L. PRESSLER ADQUARTERS
PSENCER ROAD SUITE 300
DERNE, TEXAS 78006
FFICE: 830,249,0600 FAX:830,249,0099

& SURVEYING \_\_\_\_\_ 610-----·<sub>2</sub> 6528 DATE: MARCH 10, 2022 REGISTERED PROFESSIONAL LAND SURVEYOR EXAS REGISTRATION NO. 6528 OERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000 OERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512 KYLE.PRESSLER@MATKINHOOVER.COM JOB NO. 22-4009 - MEDWISE - ALTA, TREE, & TOPOGRAPHIC SURVEY CIVIL ENGINEERS SURVEYORS LAND PLANNERS